

**George Castillo, Chair**  
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**Steven Becerra, Member**  
**Joe Chavez, Member**  
**Lenton Malry, Member**  
**Toby Atencio, Member**

**Nano Chavez: Acting Planning Director**

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## **County Planning Commission**

**Wednesday, May 1, 2013 @ 9:00 AM**

**VINCENT E. GRIEGO CHAMBERS**

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### **1. CALL TO ORDER**

### **2. ADDITIONS AND CHANGES TO THE AGENDA**

### **3. APPROVAL OF THE APRIL 3, 2013 DRAFT MINUTES**

Approval of the April 3, 2013 Draft County Planning Commission Minutes

Approval

Approval of the April 3, 2013 Draft County Planning Commission Minutes

ATTACHMENTS:

- CPC4-3-13 (PDF)

### **DEFERRALS**

#### **4. SPR-20130002**

Spr-20130002

Introduction/Discussion

The Public Works Division, Infrastructure Planning and Geo Resources Section requests approval of the Bridge Boulevard Corridor Redevelopment Plan. The Bridge Boulevard Corridor Redevelopment Plan identifies appropriate improvements and areas for development to transform Bridge Boulevard into a mixed-use, pedestrian and transit friendly corridor that honors and maintains the unique history and character of the community. The Corridor Plan contains zoning regulations, roadways concepts, transit strategies and recommendation for pedestrian amenities. This request was deferred from the April 3, 2013 hearing.

ATTACHMENTS:

- Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Letter from Foothill NA and SV Coalition of NA (PDF)

- Attachment 3 Petition of Opposition (PDF)
- Attachment 4 Comments from PNM (PDF)
- Attachment 5 Part 1 Bridge Boulevard Corridor Redevelopment Plan (PDF)
- Attachment 5 Part 2 Appendix a - Historic Properties Report (PDF)
- Attachment 5 Part 3 Appendix B - EconDemoMarketReport (PDF)
- Attachment 5 Part 4 Appendix C - Transportation (PDF)
- Attachment 5 Part 5 Appendix D - Bridge Blvd Zoning Report (PDF)
- Attachment 5 Part 6 Appendix E - Public Involvement Summary (PDF)
- Attachment 5 Part 7 Appendix F - Existing Conditions Report (PDF)

## 5. CSU-20120028

Csu-20120028

### Denial

The applicant is requesting a Special Use Permit for a Contractor's Yard in order to maintain an established landscaping businesses. The subject site is located on Frost Rd., east of NM Highway North 14.

This case was deferred from the February 2013 hearing to allow the applicant to submit a Conceptual Grading and Drainage Plan.

#### ATTACHMENTS:

- Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Land Use and Zoning Map (PDF)
- Attachment 3 Notification of Decision 11-9-2012 (PDF)
- Attachment 4 February 2013 Notification of Deferral (PDF)
- Site Plan (PDF)
- Withdraw Letter from Applicant/Agent (PDF)

## 6. CZ-20120005

Cz-20120005

### Withdrawal

This request is for a zone map amendment from R-1 and C-1 to C-1 zoning on a portion of a 1.10 acre property on the west side of Fourth St. to the north of Ortega Rd. The property currently has split zoning, with C-1 in the front and R-1 in the rear. This request is the result of a violation in which a commercial use was established on the rear (R-1) portion of the lot. The applicant had requested deferral on two occasions to consider options for the property and has decided to withdraw the request and comply with the zoning of the property.

#### ATTACHMENTS:

- Staff Report (PDF)
- Attachment 1 Withdrawl Request 3-25-13 (PDF)

## NEW REQUESTS

## 7. CSU-20130011

Csu-20130011

### Approval

The applicant is requesting a Special Use Permit for truck Parking in order to continue an existing special use permit for Truck Parking . The property has included a Truck Storage Facility since the 1990s. The current special use permit, CSU-30011 expires in August 2013.

**ATTACHMENTS:**

- Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Land Use and Zoning Map (PDF)
- Site Plan (PDF)
- Letter of Support (PDF)

## **8. SC-20110006**

Sc-20110006

### **Approval**

Rio Grande Engineering, agent for Am Vi Development, LLC, is proposing to create an eight (8) lot subdivision of Tract A, Filiberto Gurule Tract & a portion of Tract 21D, MRGCD Map No. 20, Section 11, T11N, R3E, located at 10450 Edith Blvd. NE, zoned A-1 with a Special Use Permit for a Planned Development Area, containing approximately 4.16 acres.

**ATTACHMENTS:**

- Staff Report (PDF)
- Attachment 1 CO-60014\_CSU-60026 NOD 10-26-2006(PDF)
- Attachment 2 SC-20110006 CDRA NOD 9-13-2012 (PDF)
- Attachment 3 Bernalillo County Agency Comments (PDF)
- Attachment 4 Outside Agency Comments (PDF)
- Attachment 5 Disclosure Statement (PDF)
- Attachment 6 Zone Atlas Page (PDF)
- Preliminary\_Plat 8-31-12 (PDF)

## **9.CSU-20130012**

Csu-20130012

### **Deferral/Discussion**

The applicant is requesting a Special Use Permit for a Specific Use to include a restaurant business with a related retail shop, salsa processing facility, storage structures, and a mobile home for a watchman/caretaker. The majority of these uses currently exist under CSU-70021 and CSU-40021. The Flood Plain Administrator requires a Conceptual Grading and Drainage Plan prior to the applicant proceeding.

**ATTACHMENTS:**

- Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Land Use and Zoning Map (PDF)
- Site Plan (PDF)

## **10. CSU-20130013**

Csu-20130013

### **Approval**

This is a request for a Special Use Permit for a Contractor's Yard (Masonry) on a 1 acre (approximately) parcel, located on Willow Rd., to the east of Second Street, and south of Osuna Rd., with M-H zoning. The property has had a masonry business on it for more than 15 years under Special Use Permits. A Special Use Permit for a

Contractor's Yard (CSU 96-27) was approved in 1996. Another Special Use Permit was granted in 2003, which expired in February 2013 (CZ-30003). The Special Use Permit will allow the continuation of the contractor's yard on the property, along with two existing dwelling units that pre-date County Zoning.

**ATTACHMENTS:**

- Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Zoning and Landing Use Map Ortho Site Photos (PDF)
- Attachment 3 Previous Special Use Permit NOD (PDF)
- Site Plan (PDF)

## **11. CSU-20130010**

Csu-20130010

### **Approval**

The applicant is requesting a Special Use Permit for a Specific Use for Multiple Single Family Dwellings (Three) on approximately 2.89 acres located at 1807 La Vega Road SW.

The subject site is located in the Semi Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and Residential Area 3 of the Southwest Area Plan.

**ATTACHMENTS:**

- Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Notice of Violation 12-2-2011 (PDF)
- Attachment 3 Petition in Support (PDF)
- Attachment 4 Land Use Map Site Photos Aerial (PDF)
- Site Plan (PDF)

## **12. CSU-20130015**

Csu-20130015

### **Approval**

The applicant is requesting an amendment to a Special Use Permit for a Correctional Institution (Public Facility) on approximately 156 acres located at 100 Deputy Dean Drive SW. The Bernalillo County Metropolitan Detention Correction Facility has been operating out of this site since 2001. This request would amend the existing Special Use Permit for a Correctional Institution (CSU-99-3) to include proposed uses for a solar array, equine center and a DWI impound center as well as identify areas for future incidental and accessory uses.

The site is located in the Reserve Area as designated in the Albuquerque/Bernalillo County Comprehensive Plan.

**ATTACHMENTS:**

- Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Land Use Map Aerial Photo and Site Photos (PDF)
- Revised Site Plan 4-12-2013 (PDF)

## **13. CSU-20130014**

Csu-20130014

### **Deferral**

The applicants are requesting approval of a Special Use Permit for Specific Use for Two Single Family Dwellings on a .27 acre property located in the Owens Addition, along Cypress Dr. SW, to the south of Central Ave. and adjacent to the Isleta Drain. The site currently includes two single family dwellings and is located in the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and Residential Area Five (5) of the Southwest Area Plan. The uses on the site have been certified as non-conforming, but the Special Use Permit would provide the zoning required for the use.

**ATTACHMENTS:**

- Staff Report (PDF)
- Attachment 1 Application (PDF)
- Attachment 2 Land Use and Zoning Map Ortho Photos (PDF)
- Attachment 3 Non-Conforming Use Permit Variances (PDF)
- Attachment 4 Notice of Violation(PDF)
- Site Plan (PDF)

**OTHER MATTERS**